

**Nicole Retana**

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**To:** denawithaprice@gmail.com  
**Cc:** Holly Phipps  
**Subject:** RE: Request for Public Hearing re: DRC2014-00027

Ms. Price

We have received your request for hearing on **LORI & ROB GILLESPIE (DRC2014-00027)**. The hearing will be held on August 5, 2016 at 9:00am.

The draft agenda is online at <http://www.slocounty.ca.gov/planning/meetings.htm?>.

If you have any questions please feel free to contact the Project Manager, **Holly Phipps at (805) 781-1162** or myself at the number below.

Thank you,

Nicole Retana, Secretary  
County of San Luis Obispo  
Planning and Building Department

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**From:** Donna Hernandez  
**Sent:** Thursday, July 28, 2016 7:48 AM  
**To:** Nicole Retana <nretana@co.slo.ca.us>  
**Subject:** FW: Request for Public Hearing re: DRC2014-00027

Here you go,

I did respond to Holly, reminding her that you should get these.

**From:** Dena Price [<mailto:denawithaprice@gmail.com>]  
**Sent:** Wednesday, July 27, 2016 8:11 PM  
**To:** Holly Phipps <[hphipps@co.slo.ca.us](mailto:hphipps@co.slo.ca.us)>  
**Cc:** Donna Hernandez <[dhernandez@co.slo.ca.us](mailto:dhernandez@co.slo.ca.us)>; Steve Price <[steveprice@compass-health.com](mailto:steveprice@compass-health.com)>; Karen Nall <[knall@co.slo.ca.us](mailto:knall@co.slo.ca.us)>  
**Subject:** Request for Public Hearing re: DRC2014-00027

Dear Ms. Phipps,

Attached is a letter regarding the request for a MUP by Rob & Lori Gillespie, County File Number: DRC2014-00027 stating our request for a public hearing.

If possible, we would like to meet with you in person prior to August 5th. Steve can be reached at 235-9538 and my cell is 441-9655.

Thank you for your time and attention.

Price Family \* 510 W. Ormonde Road \* San Luis Obispo, CA \* 93401  
(805) 441-9655 \* [denawithaprice@gmail.com](mailto:denawithaprice@gmail.com)

Ms. Holly Phipps  
County of San Luis Obispo  
Planning & Building Dept.  
976 Osos St., Room 300  
San Luis Obispo, CA 93401

July 27, 2016

Dear Ms. Phipps,

We would like to request a Public Hearing on this matter of a request for a Minor Use Permit to allow Temporary Events by Lori and Rob Gillespie at 490 W. Ormonde Road (500 W. Ormonde), San Luis Obispo. We would also like to make you aware of a number of strong objections with regard to the proposed MUP (County File Number DRC2014-00027).

As immediate neighbors to the proposed project site, we are of the view that the proposed minor use permit and development will have a serious impact on our standard of living, as well as our safety and that of our son.

We moved to 510 W. Ormonde Road seeking a quiet, country life away from the city after our home in Arroyo Grande was robbed and while I was recovering from radiation and medical treatment for a brain tumor. Our vision was to start a family and build our dream home next to the pond that existed on our property. Thanks to SLO DSS, the adoption of our two-year-old son was completed in May and now the home that we are actively working with a local architect to design includes a little boy's room. We have had numerous conversations with Rob and Lori about our intentions and home location and have been repeatedly assured, "You won't even know we are here." It is unfortunate that what was once going to be a small family business has morphed into the proposed large commercial operation in a rural residential area. It is with deep concern and uncertainty as to what is happening next door that we submit the following objections.

**1) Disruption of our Quality of Life:** The request for 40 commercial events in a residential area and an additional 10 non-profit events is unsettling and unrealistic for what our neighborhood can handle. This equates to an event almost EVERY weekend of the year. We have experienced disruption firsthand with events that have already occurred. For example, from our current residence on the property, we can hear and understand the comedians telling jokes on comedy night, all of the 'toasts' at the weddings, cheering, whistling and the amplified music pounding into the nighttime hours. This is the single biggest issue and we want to make sure that we have a method to revisit this over time. The tent used in the past was not an acceptable sound barrier nor will be the proposed building if doors and windows are allowed to be open during an event.

**2) Event Size:** Event size should be regulated by building size, design, fire suppression system, number of bathrooms, etc. If the event cannot be accommodated inside, then it is an outdoor event. 400 people celebrating outside in a rural residential, high fire area is a recipe for disaster.

**3) Privacy/Crowd Control:** There are numerous trails and overlook sites that allow direct viewing of our property. We have had several occasions where their event guests wandered onto our property. We

have had other instances where ladies underwear and beer bottles were found on our outdoor patio dock after an event. The worst was when we had a condom, cans and trash left in our mailbox with the name of the bride and groom (party favor) after the event. Numerous times, we have had to redirect cars parked at our entrance, in our driveway and at the front of our home over to their property, as their guests saw our gate open and drove in. Another time, we had several cars pull up on a Sunday morning announcing that they were “here as volunteers to clean-up after Comedy Night at Loriana’s”. We have had our motor home stolen from the property and are concerned about an increased risk of theft, intrusion and/or trespassing by their guests (ie: the public). We moved here to get AWAY from the public.

4) **Unacceptable Lighting:** Their parking lot lights are bright and disrupt our privacy. These are commercial street lights (much like in downtown Atascadero and downtown Nipomo). Upon speaking with Rob and Lori, they did not want to remove the lights, but added umbrellas to them. This helped, but they are far from “night sky compliant”. There are now three separate parking areas that require lighting, as their guest numbers have grown.

5) **Fire Safety:** As the Notice of Tentative Action documents reflect, a fire was started on their property that could have burned down our property and the entire canyon. If it was not for the quick thinking and action of Will Carlton & Chris Anderson of Tiber Canyon Ranch and some prior seasonal rainfall, our family, pets and property could have been destroyed. If there were to be another fire, we are concerned that evacuation would be an issue. There is an already busy one-vehicle-at-a-time train subway that is a pinch point. Consider fire engines, ambulance and the evacuation of 400 guests in their vehicles, catering staff, services staff (photographers, coordinator(s), parking attendants, officiate(s), all personnel for the event) the neighboring oil refinery workers and the locals who live here trying to escape at the same time.

6) **Health & Welfare with regard to Sanitation:** Trash was thrown in our driveway, on our dock and along our road after several of their events including catering pans, bottles, diapers, cigarette butts and miscellaneous trash. Flies, skunks, raccoons, possum, coyotes, mountain lion, etc. will all be looking for a free meal. Trash enclosure location and management need to be considered.

7) **Driver’s Safety:** Ormonde Road and Old Oak Park are narrow, winding, dark roads that are best not navigated after drinking. Weddings usually involve alcohol. There is no yellow striping on Ormonde Road at the time we are submitting this letter. We have been invited to other local events that provided buses/shuttles to transport guests to their venue to minimize traffic. Additionally, event set-up time is usually during daylight hours, as is guest arrival time. Ormonde Road is a popular road with local bicyclists who already have to be mindful of regular traffic here. The addition of the new bike lane on Price Canyon will likely increase bike activity on Ormonde. On July 17<sup>th</sup>, there was an accident at 1504 Price Canyon west of Ormonde with three cars involved that resulted in major injuries.

8) **Noise:** As the closest neighbors to the proposed structure referred to in the MUP, we are concerned about recurring noise levels. The events to date have had amplified music, dancing, drones flying overhead, large outdoor crowds, clapping, cheering, whistling, comedians on microphones, car alarms, catering trucks coming and going and hundreds of cars driving out of the parking lot after 10:00 p.m, which has no setback from our property line and future home. The Notice of Tentative Action lists weddings and they almost always have amplified music, which echoes thru our canyon. Although the MUP requests no outside amplified music, traditionally, weddings almost always include amplified music and guests going in and out to smoke, use cell phones, get fresh air, seek privacy, leave and come back,

etc. will be opening and closing doors of the proposed building. A structure with all of its doors and windows open is no better than a tent with its music source blaring. Even if indoors, the bass portion of the music is omni-directional and reverberates throughout its surroundings. The proposed building needs to have accommodations for inside amplified music.

9) **Concern for Public Safety:** After our second pet disappeared, we set up a night vision camera, which snapped a photo of a mountain lion. We shared the photo with our immediate neighbors. Shortly after, we lost two of our goats. Another photo was taken near where it buried the goats when it returned the following evening to continue eating its prey. Weeks later, it came within thirty feet of Steve when he was doing work in our yard at sunset. We again alerted our neighbors. We are concerned it is still among us.

10) **Development & MUP Proximity:** The Notice of Tentative Action document appears to have a flaw in estimated footage with relation to our future home. Our home site/the only approved building envelope on our property is approximately 200-300 feet from the proposed structure/tent location/building destroyed by fire/the area that will be used for events. Because of the site location(s), we are more concerned about our privacy than if the building(s) was built in another location on their property.

In summary, we are not opposed to small, professionally conducted events that hold true to the promise that "You won't even know we are here." In fact, we are in support of Tiber Canyon and the Holland Barn, as they have been 'neighborly' and we have never had to make a request in regard to noise. Our concern is that a 'Neverland'-style venue next door will be disastrous to the way of life we have worked so very hard for and disrupt the peacefulness of our quiet neighborhood for up to twenty years. If there is A Condition of Approval, it should include measures to mitigate the impact on us (the immediate neighbors), which include but are not limited to periodic monitoring by the County of SLO, security, buildings built to commercial standards that are appropriate to the quantity of people being assembled, not a temporary tent that took advantage of a county loophole, a plan to minimize traffic and restricted hours of operations as related to noise. Most important to us, IF the MUP is approved, are more restrictions with regard to noise than the minimum county guidelines for "temporary events", because 50 weekends per year is not temporary activity but rather fulltime and disruptive.

We each grew up on ranches, so we invested in this property to spend more of our time outside. We enjoy existing freedoms like riding on our open 4-wheel Club Car around our property, target practice with friends, riding motorcycles and raising animals. These activities may conflict with the outside segment (Ex. vows, ceremony, program, etc.) of events held next door. Our son already delights in our way of life and we hope to teach him to ride motorcycles and foster his current love for the outdoors with whatever interests him throughout his childhood like hunter's safety, 4-H, Boy Scouts, etc.

Thank you in advance for your attention to our concerns. When we purchased this property to build our dream home, we never dreamed we would have the equivalent of a fairground/expo center with a potential event nearly every weekend of the year as our residential neighbor.

All the Best,

*Steve & Dena Price*  
Steve & Dena Price

All the Best,  
***Steve & Dena Price***